

056.A

0003

0010.0

Map

Block

Lot

1 of 1

Condominium

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

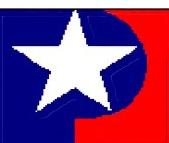
235,200 / 235,200

USE VALUE:

235,200 / 235,200

ASSESSED:

235,200 / 235,200



## PROPERTY LOCATION

No	Alt No	Direction/Street/City
3		OLD COLONY LN, ARLINGTON

## OWNERSHIP

Unit #: 10

Owner 1: OLD COLONY REALTY PARTNERS LLC

Owner 2:

Owner 3:

Street 1: 60 PLEASANT ST #G12

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: N

Postal: 02476 Type:

## PREVIOUS OWNER

Owner 1: CARR DAVID W/EXECUTOR -

Owner 2: ESTATE OF DAVID P WILFERT -

Street 1: 4 NEWMAN WAY

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02476

## NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Garden Building built about 1965, having primarily Brick Exterior and 605 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 3 Rooms, and 1 Bdrm.

## OTHER ASSESSMENTS

Code Descrip/No Amount Com. Int

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>															
Type: 7 - Condo Garden				Full Bath: 1	Rating: Average			Building Number 3.																			
Sty Ht: 1 - 1 Story				A Bath:	Rating:																						
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:																						
Foundation: 3 - BrickorStone				A 3QBth:	Rating:																						
Frame: 2 - Steel				1/2 Bath: 0	Rating: Average																						
Prime Wall: 7 - Brick				A HBth:	Rating:																						
Sec Wall: %				OthrFix:	Rating:																						
Roof Struct: 2 - Hip				<b>OTHER FEATURES</b>																							
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Average																						
Color: BRICK				A Kits:	Rating:																						
View / Desir: N - NONE				Fpl: 0	Rating: Average																						
<b>GENERAL INFORMATION</b>								WSFlue:	Rating:																		
Grade: C - Average				<b>CONDOS INFORMATION</b>																							
Year Blt: 1965	Eff Yr Blt:			Location: F - Front																							
Alt LUC:		Alt %:		Total Units:																							
Jurisdct:		Fact:	.	Floor: 3 - 3rd Floor																							
Const Mod:				% Own: 0.552500010																							
Lump Sum Adj:				Name: 24 - 6039																							
<b>INTERIOR INFORMATION</b>								<b>REMODELING</b>				<b>RES BREAKDOWN</b>															
Avg Ht/FL: STD				Exterior:				No Unit	RMS	BRS	FL																
Prim Int Wall: 2 - Plaster				Interior:				1	3	1	0																
Sec Int Wall: %				Additions:																							
Partition: T - Typical				Kitchen:																							
Prim Floors: 4 - Carpet				Baths:																							
Sec Floors: %				Plumbing:																							
Bsmnt Flr:				Electric:																							
Subfloor:				Heating:																							
Bsmnt Gar:				General:																							
Electric: 3 - Typical				<b>CALC SUMMARY</b>				<b>COMPARABLE SALES</b>				<b>SUB AREA</b>				<b>SUB AREA DETAIL</b>											
Insulation: 2 - Typical				Basic \$ / SQ: 320.00				Rate	Parcel ID	Typ	Date	Sale Price	Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten				
Int vs Ext: S				Size Adj.: 1.49173546									GLA	Gross Liv Ar	605	506.080	306,181										
Heat Fuel: 3 - Electric				Const Adj.: 1.06018400																							
Heat Type: 6 - Elec Base/B				Adj \$ / SQ: 506.085																							
# Heat Sys: 1				Other Features: 32712																							
% Heated: 100		% AC: 100		Grade Factor: 1.00																							
Solar HW: NO		Central Vac: NO		NBHD Inf: 1.00000000																							
% Com Wall		% Sprinkled:		NBHD Mod:																							
				LUC Factor: 1.00																							
				Adj Total: 338893																							
				Depreciation: 103701																							
				Deprecated Total: 235192																							
<b>MOBILE HOME</b>				WtAv\$/SQ:	AvRate:	Ind.Val												Net Sketched Area: 605	Total: 306,181								
Make: [ ] Model: [ ] Serial #: [ ] Year: [ ] Color: [ ]				Juris. Factor:		Before Depr:	506.08											Size Ad	605	Gross Are	605	FinArea	605				
<b>SPEC FEATURES/YARD ITEMS</b>								Special Features: 0	Val/Su Net: 388.76																		
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value										
<b>PARCEL ID</b>								056.A-0003-0010.0								<b>IMAGE</b>											
More: N								Total Yard Items: [ ]				Total Special Features: [ ]				Total: [ ]				<b>AssessPro Patriot Properties, Inc</b>							